

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Miscellaneous #01009

DATE: August 15, 2001

PROPOSAL: To amend Section III of the University Place Redevelopment Plan to expand the streetscape amenities project area.

LAND AREA: 200 lineal feet of the St. Paul Avenue right-of-way.

CONCLUSION: Conforms to the Comprehensive Plan.

RECOMMENDATION: Finding that the proposed amendment to the University Place Redevelopment Plan conforms to the Comprehensive Plan.

GENERAL INFORMATION:

APPLICANT: Marc Wullschleger
Director
Urban Development Department
129 N. 10th Street
Lincoln, NE 68508

CONTACT: Carole Eddins
Urban Development Department
129 N. 10th Street
Lincoln, NE 68508

EXISTING LAND USE: Area to be included is within public right-of-way.

SURROUNDING LAND USE AND ZONING:

| | | |
|-------|--|----|
| North | Single-family Residential, Vacant Commercial | B3 |
| East | Commercial | B3 |
| South | Parking Lot | B3 |
| West | Single-family Residential | B3 |

ASSOCIATED APPLICATIONS: SAV#01012 - A concurrent request to vacate the south portion of the north-south alley in the block between N. 47th and N. 48th Streets, north of St. Paul Avenue.

HISTORY: University Place Redevelopment Plan was approved December 14, 1998.

COMPREHENSIVE PLAN SPECIFICATIONS:

This request is consistent with the following components of the Comprehensive Plan.

1. The Land Use Plan identifies the area of the University Place Redevelopment Plan as commercial (page 39, figure 16).
2. "Maintain and encourage retail establishments and businesses that are convenient to, and serve, neighborhood residents, yet are compatible with, but not intrusive upon residential neighborhoods" (Chapter III, subsection D(3) - Traditional Business Centers, goal #1, page 62).
3. Complies with strategies 1-6 for implementing the goal of providing for community input in design and review of public projects to enhance both urban design and citizen involvement (Chapter VII, subsection C, page 181)

ANALYSIS:

1. This is a request to review the proposed amendment to the University Place Redevelopment Plan for a determination of conformity with the Comprehensive Plan.
2. This request only affects the Streetscape Project Area component within the redevelopment plan, and will include an additional 200 lineal feet of area by extending that portion of St. Paul Avenue in the plan west to N. 47th Street. It provides a logical extension of the Streetscape Project Area to N. 47th Street, instead of terminating it at a point in mid-block.
3. The Redevelopment Plan defines streetscape improvements as "street lighting, street furniture, a banner system, curb and ramp repair, trees and landscaping.
4. The University Place Redevelopment Plan was approved December 18, 1998.
5. The objective of the proposed amendment is consistent with the goals of the Comprehensive Plan.

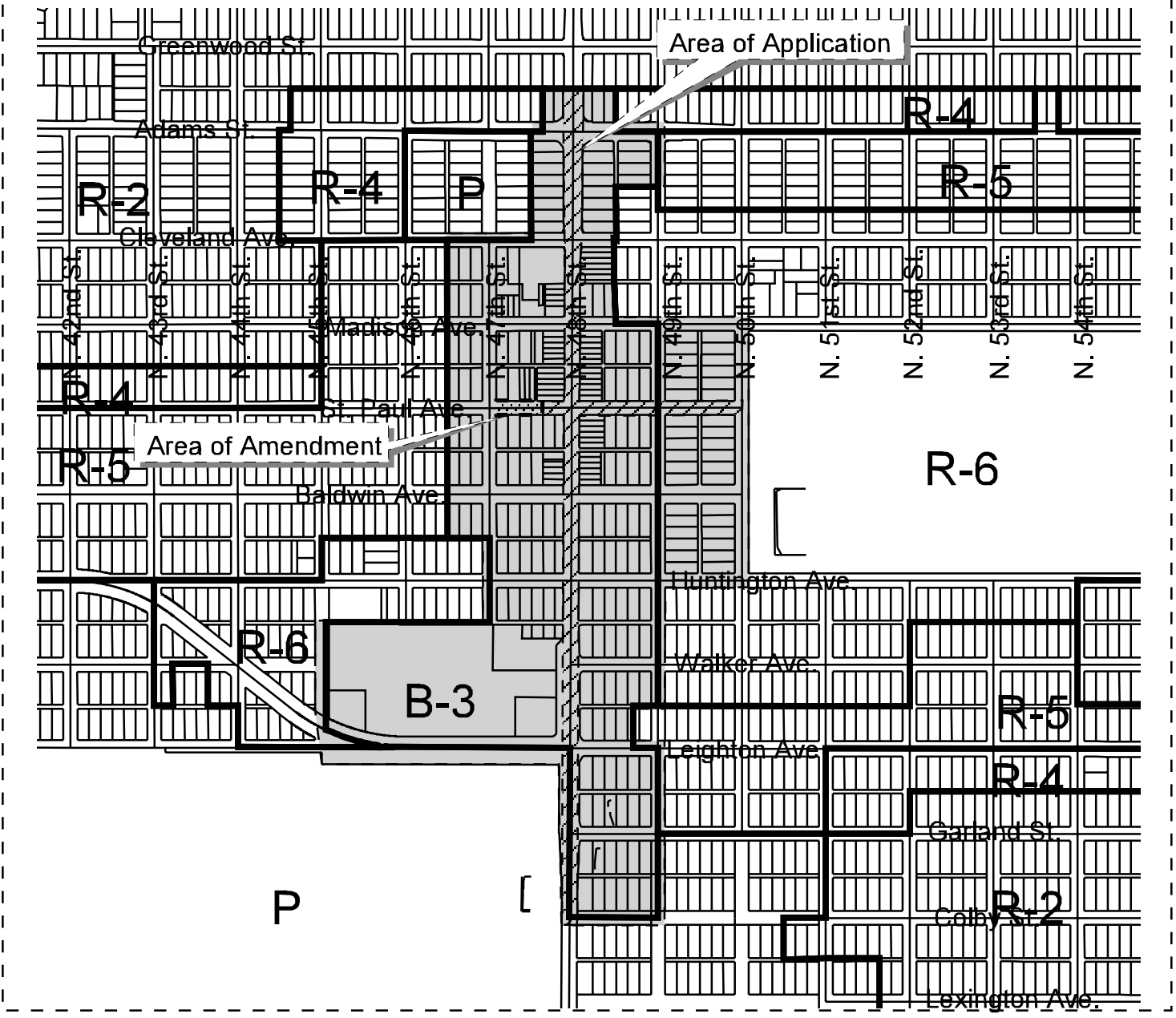
Prepared by:

Brian J. Will, AICP
Planner



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University Place Redevelopment Plan
St. Paul & N. 48th St.

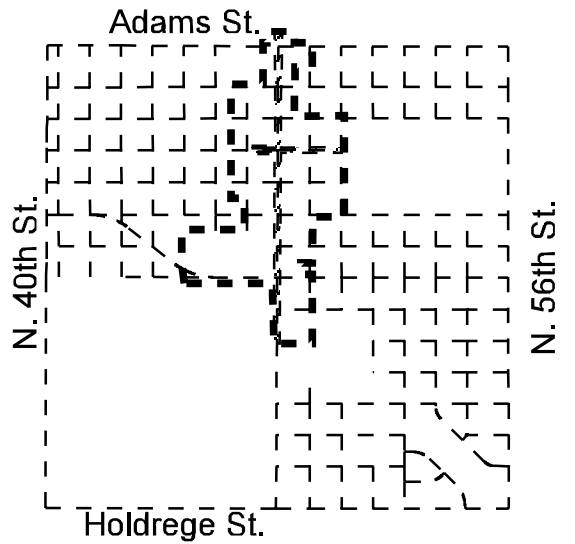
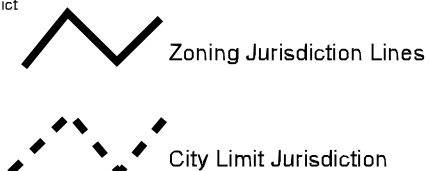


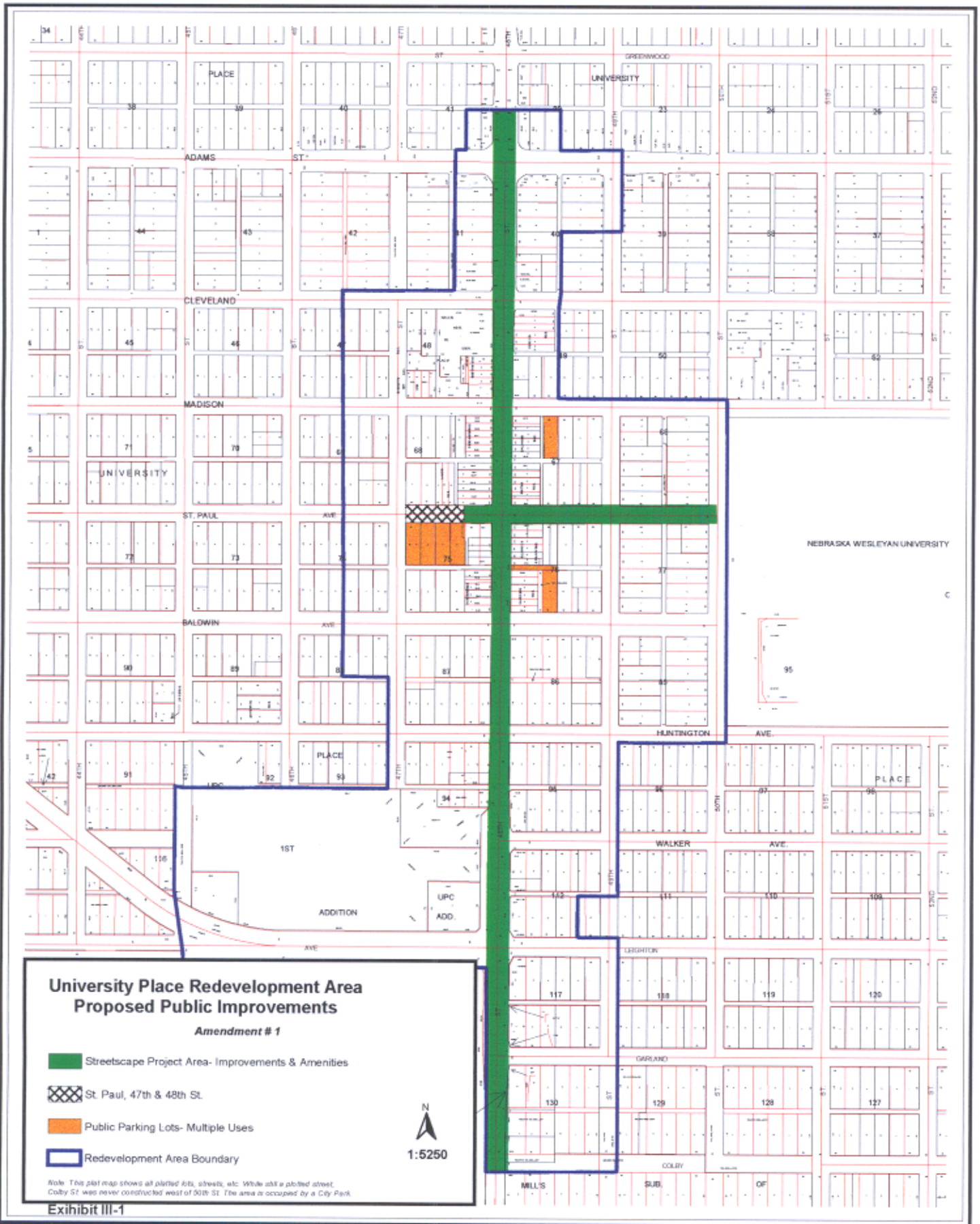


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- Zoning:**
- R-1 to R-8 Residential District
 - AG Agricultural District
 - AGR Agricultural Residential District
 - R-C Residential Conservation District
 - O-1 Office District
 - O-2 Suburban Office District
 - O-3 Office Park District
 - R-T Residential Transition District
 - B-1 Local Business District
 - B-2 Planned Neighborhood Business District
 - B-3 Commercial District
 - B-4 Lincoln Center Business District
 - B-5 Planned Regional Business District
 - H-1 Interstate Commercial District
 - H-2 Highway Business District
 - H-3 Highway Commercial District
 - H-4 General Commercial District
 - I-1 Industrial District
 - I-2 Industrial Park District
 - I-3 Employment Center District
 - P Public Use District

One Square Mile
 Sec. 17 T10N R7E





University Place Redevelopment Area Proposed Public Improvements

Amendment # 1

- Streetscape Project Area- Improvements & Amenities
- St. Paul, 47th & 48th St.
- Public Parking Lots- Multiple Uses
- Redevelopment Area Boundary

N
1:5250

Note: This plat map shows all platted lots, streets, etc. While still a platted street, Colby St. was never constructed west of 50th St. The area is occupied by a City Park.

Exhibit III-1